

LEASE

1           THIS LEASE made and entered into as of the 1st day of  
2           May, 19<sup>40</sup>~~41~~, by and between the BOARD OF NATIONAL MISSIONS OF THE  
3           PRESBYTERIAN CHURCH of the UNITED STATES OF AMERICA, lessor,  
4           and ERICK OSLUND of Haines, Alaska, WITNESSETH:

5           The lessor does hereby lease and let unto the lessee for  
6           a period of one year from the date hereinabove first written  
7           the following described property, to-wit:

8                     That certain tract of land located in Haines,  
9                     Alaska, 412 feet from Corner No. 2 of the  
10                    U. S. Military Reservation at Haines, Alaska,  
11                    which tract of land is 100 x 125 feet in  
                      dimensions and is now being occupied by Erick  
                      Oslund for the storage of oil.

12           Said lease is made for and in consideration of the rental  
13           of Five Dollars (\$5.00) per year, and it is specified and agreed  
14           that this property will be used by the lessee for no other pur-  
15           pose except for the storage of oil, and shall not be sublet to  
16           any person without the consent of the lessor.

17           The lessee further agrees that he will keep said property  
18           in a presentable condition, as well as all buildings and struc-  
19           tures thereon erected.

20           The lessor covenants and agrees that so long as the terms  
21           and conditions of this lease are kept and performed, the lessee  
22           may quietly and peaceably use and enjoy said premises until the  
23           expiration of this lease, and the lessee agrees that in case of  
24           any violation of the terms of this lease, to be performed by  
25           him, he will peaceably and quietly surrender said premises, and  
26           the whole thereof, to the lessor, without the necessity of the  
27           lessor going to any expense in bringing any court action for  
28           the recovery of said premises; and in the event of such viola-  
29           tion, the lessor shall have the privilege of re-entering and  
30           taking possession of said premises and removing all persons  
31           therefrom, without delay and without the necessity of any action  
32

1 in any court to recover the same.

2 IN WITNESS WHEREOF the parties hereto have caused this  
3 instrument to be executed this 1st day of May 1940.

4  
5 (WITNESSES)

BOARD OF NATIONAL MISSIONS OF THE  
PRESBYTERIAN CHURCH of the  
UNITED STATES OF AMERICA.

6  
7 By John W. Swets  
Its Agent.

8 (Lessor)

9  
10 Erik Oslund

11 (Lessee)

12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22 CONFERENCE BOND  
23  
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25  
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28  
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30  
31  
32

179  
Haines, Alaska  
Lease - one year  
5/1/40 - 41

Erick Osburn  
Expired

(MINISTERS) IN THE  
BOARD OF NATIONAL MINISTERS OF THE

UNITED STATES OF AMERICA

By *[Signature]*  
The Secretary

(Treasurer)

*[Signature]*  
(Treasurer)

(Treasurer)

Instrument to be executed this 1st day of June 1940

IN WITNESS WHEREOF the parties hereto have signed this

in and to be in force the same.

RECORDED  
INDEXED  
JUN 1 1940  
FBI - ALASKA

LEASE

THIS LEASE made and entered into as of the 1st day of May, 1945 ,  
by and between the BOARD OF NATIONAL MISSIONS OF THE PRESBYTERIAN CHURCH  
IN THE UNITED STATES OF AMERICA, lessor, and ERICK OSLUND of Haines, Alaska,  
WITNESSETH:

The lessor does hereby lease and let unto the lessee for a period  
commencing on the first day of May, 1945, and ending the 31st day of April,  
1946, the following described property, to wit:

That certain tract of land located in Haines,  
Alaska, 412 feet from Corner No. 2 of the U.S.  
Military Reservation at Haines, Alaska, which  
tract of land is 100 x 125 feet in dimensions  
and is now being occupied by Erick Oslund for  
the storage of oil.

Said lease is made for and in consideration of the rental of Five  
Dollars (\$5.00) per year, and it is specified and agreed that this property  
will be used by the lessee for no other purpose except for the storage of  
oil, and shall not be sublet to any person without the consent of the lessor.

The lessee further agrees that he will keep said property in a present-  
able condition, as well as all buildings and structures thereon erected.

The lessor covenants and agrees that so long as the terms and conditions  
of this lease are kept and performed, the lessee may quietly and peaceably  
use and enjoy said premises until the expiration of this lease; and the lessee  
agrees that in case of any violation of the terms of this lease, to be per-  
formed by him, he will peaceably and quietly surrender said premises, and  
the whole thereof, to the lessor, without the necessity of the lessor going  
to any expense in bringing any court action for the recovery of said premises;  
and in the event of such violation, the lessor shall have the privilege of  
re-entering and taking possession of said premises and removing all persons  
therefrom, without delay and without the necessity of any action in any court  
to recover the same.

IN WITNESS WHEREOF the parties hereto have caused this instrument  
to be executed this 31st day of July 1945.

(WITNESSES)

BOARD OF NATIONAL MISSIONS OF THE  
PRESBYTERIAN CHURCH IN THE  
UNITED STATES OF AMERICA.

By *C. M. W. MacArthur*  
Its Agent *MacArthur*

(Lessor)

*04. 24*  
*Mary B. Chesnut*

*Elvira T. Maurestad*

x *Erick Oslund*  
Erick Oslund  
(Lessee)

NM-179

LEASE

between

BOARD OF NATIONAL MISSIONS OF  
THE PRESBYTERIAN CHURCH IN THE  
UNITED STATES OF AMERICA

and

ERICK OSLOUND

Expiring Apr. 30, 1946

*Expired*

*SE Cor*

N A T I V E ' S   L E A S E

THIS INDENTURE, made the 23rd      day of November      1949, between the BOARD OF NATIONAL MISSIONS OF THE PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA, a New York corporation, duly authorized to conduct and carry on its work in the Territory of Alaska, Landlord, and ELI PHILLIPS, of the Town of Haines, Territory of Alaska, Tenant, WITNESSETH:

The Landlord, in consideration of One (\$1.00) Dollar, receipt of which is hereby acknowledged, and more particularly in consideration of the covenants hereinafter reserved and contained, has granted, demised and farm-let, and by these presents does grant, demise and farm-let unto the said Tenant the following described property:

ALL that plot or parcel of land, situate, lying and being in the Town of Haines, Territory of Alaska, known as Lots Nos. 1 and 2, in Block 4, as shown on map entitled "Map showing location of Improvements in U. S. Survey No. 735, Presbyterian Mission Reserve" by W. Muncaster, dated March, 1948, being lots of land fronting 61' on the southerly side of Main Street and being 140' feet in depth. Less the northerly 10.95 feet thereof, previously conveyed to the Town of Haines, a municipal corporation, by deed from Landlord dated Nov. 7, 1949.

TO HAVE AND TO HOLD said lots, pieces or parcels of land unto the said Tenant from the first day of January, 1942 to and including the thirty-first day of December, 1951, and in consideration whereof the Tenant does hereby COVENANT AND AGREE to and with the said Landlord, as follows:

- (1) That he the said Tenant, at his sole cost and expense, shall and will during the period of this lease keep in good repair and maintain or cause to be maintained or repaired on the said premises hereby leased, the house or houses, building and/or structures now or hereafter erected on said premises, and any additions thereto;
- (2) That the Tenant shall and will keep the entire premises clean and in a sanitary condition, subject to inspection at least once each month or oftener by an authorized agent of the Landlord, the frequency of such inspection to be within the discretion of said agent;
- (3) That the Tenant will not erect or construct any additions to the buildings or structures now upon said premises, nor will he erect or construct any additional buildings or structures, without prior written consent of the Landlord;
- (4) That the Tenant shall and will, at his own proper costs and charges, bear, pay and discharge all water rents, road taxes

and all street or sidewalk and such duties, taxes, assessments and payments that shall during the term hereby granted be imposed or grow due or payable out of or for said demised premises by virtue of any present or future law of the United States of America, the Territory of Alaska, the Commissioner's Precinct, the Town of Haines or otherwise;

- (5) The Tenant shall not, nor will he at any time hereafter during the term hereby granted, lease, let or demise either all or any part of said premises, nor assign, transfer, nor make over the same, nor any of his term, time or right therein, to any person or persons whomsoever, nor take into any house now standing upon said premises, or to be hereafter erected thereon, any person, or at all, nor upon said premises during said term, nor permit or allow to be taken into such house or upon said premises, a family other than his own immediate household, without the written consent of the Landlord given by or through its agent, the Missionary in charge of said Haines Mission, or other authorized representative of said Board for that purpose first had and obtained; anything herein contained to the contrary notwithstanding; and
- (6) The Tenant shall not nor will he at any time during the term hereof permit nor allow any gambling devices to be placed upon said premises hereby leased, or permit or allow gambling of any kind or character to be carried on thereon or therein, nor will he permit or allow intoxicating liquor or beverages of any kind to be taken upon or into said premises or to be used or to be sold, given away or disposed of, consumed with or without price thereon; nor will he permit or allow the said property or any part thereof to be used for any immoral purposes or for any purpose calculated to bring discredit upon or injury to the work of said Landlord, nor to impair the value of the surrounding property.

AND IT IS FURTHER MUTUALLY UNDERSTOOD AND AGREED by and between the parties hereto that the Tenant will surrender and deliver up to the Landlord the possession of said premises without fraud or delay at the termination of this lease, either by expiration of the period hereof or because of a breach of any of the covenants and agreements herein contained, except that the Tenant shall have the right, for thirty days after such termination, to enter upon said premises for the sole purpose of removing, within said thirty days and at his own proper cost and expense, all houses, buildings or structures from the premises hereby leased, and if the same shall not be removed within the said thirty days, the same, together with all articles of personal property contained therein or on the premises shall revert to, and become and be the property of, the Landlord as liquidated damages for breach of this lease.

IN WITNESS WHEREOF the said parties have hereunto set their hands

and seals the day and year in this instrument first above written.

Signed, sealed and delivered  
in the presence of

BOARD OF NATIONAL MISSIONS OF THE  
PRESBYTERIAN CHURCH IN THE UNITED  
STATES OF AMERICA

st  
Jms

W H Mc Murray

By

D Allan Lohr

Treasurer

Thomas Williams

Landlord

Paul E. Phillips

Tenant

*Expired 12/31/51* #179

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BOARD OF NATIONAL MISSIONS OF THE  
PRESBYTERIAN CHURCH IN THE UNITED  
STATES OF AMERICA

Landlord

*Expired*  
to

ELI PHILLIPS

Tenant

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LEASE

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Dated. *November 23* 1949

*Expires Dec. 31, 1951*

N A T I V E ' S   L E A S E

THIS INDENTURE, made the 23rd day of November 1949, between the BOARD OF NATIONAL MISSIONS OF THE PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA, a New York corporation, duly authorized to conduct and carry on its work in the Territory of Alaska, Landlord, and MRS. JENNY WARREN, of the Town of Haines, Territory of Alaska, Tenant, WITNESSETH:

The Landlord, in consideration of One (\$1.00) Dollar, receipt of which is hereby acknowledged, and more particularly in consideration of the covenants hereinafter reserved and contained, has granted, demised and farm-let, and by these presents does grant, demise and farm-let unto the said Tenant the following described property:

ALL that plot or parcel of land, situate, lying and being in the Town of Haines, Territory of Alaska, known as Lots Nos. 3 and 4 in Block 4, as shown on map entitled "Map showing location of Improvements in U. S. Survey No. 735, Presbyterian Mission Reserve" by W. Muncaster, dated March, 1948, being lots of land fronting 75\* feet on the southerly side of Main Street and being 140\* feet in depth. Less the northerly 10.95 feet thereof, previously conveyed to the Town of Haines, a municipal corporation, by deed from Landlord dated Nov. 7, 1949.

TO HAVE AND TO HOLD said lots, pieces or parcels of land unto the said Tenant from the first day of January, 1950 to and including the thirty-first day of December, 1951, and in consideration whereof the Tenant does hereby COVENANT AND AGREE to and with the said Landlord, as follows:

- (1) That she the said Tenant, at her sole cost and expense, shall and will during the period of this lease keep in good repair and maintain or cause to be maintained or repaired on the said premises hereby leased, the house or houses, building and/or structures now or hereafter erected on said premises, and any additions thereto;
- (2) That the Tenant shall and will keep the entire premises clean and in a sanitary condition, subject to inspection at least once each month or oftener by an authorized agent of the Landlord, the frequency of such inspection to be within the discretion of said agent;
- (3) That the Tenant will not erect or construct any additions to the buildings or structures now upon said premises, nor will she erect or construct any additional buildings or structures, without prior written consent of the Landlord;
- (4) That the Tenant shall and will, at her own proper costs and charges, bear, pay and discharge all water rents, road taxes

and all street or sidewalk and such duties, taxes, assessments and payments that shall during the term hereby granted be imposed or grow due or payable out of or for said demised premises by virtue of any present or future law of the United States of America, the Territory of Alaska, the Commissioner's Precinct, the Town of Haines or otherwise;

- (5) The Tenant shall not, nor will she at any time hereafter during the term hereby granted, lease, let or demise either all or any part of said premises, nor assign, transfer, nor make over the same, nor any of her term, time or right therein, to any person or persons whomsoever, nor take into any house now standing upon said premises, or to be hereafter erected thereon, any person, or at all, nor upon said premises during said term, nor permit or allow to be taken into such house or upon said premises, a family other than her own immediate household, without the written consent of the Landlord given by or through its agent, the Missionary in charge of said Haines Mission, or other authorized representative of said Board for that purpose first had and obtained; anything herein contained to the contrary notwithstanding; and
- (6) The Tenant shall not nor will she at any time during the term hereof permit nor allow any gambling devices to be placed upon said premises hereby leased, or permit or allow gambling of any kind or character to be carried on thereon or therein, nor will she permit or allow intoxicating liquor or beverages of any kind to be taken upon or into said premises or to be used or to be sold, given away or disposed of, consumed with or without price thereon; nor will she permit or allow the said property or any part thereof to be used for any immoral purposes or for any purpose calculated to bring discredit upon or injury to the work of said Landlord, nor to impair the value of the surrounding property.

AND IT IS FURTHER MUTUALLY UNDERSTOOD AND AGREED by and between the parties hereto that the Tenant will surrender and deliver up to the Landlord the possession of said premises without fraud or delay at the termination of this lease, either by expiration of the period hereof or because of a breach of any of the covenants and agreements herein contained, except that the Tenant shall have the right, for thirty days after such termination, to enter upon said premises for the sole purpose of removing, within said thirty days and at her own proper cost and expense, all houses, buildings or structures from the premises hereby leased, and if the same shall not be removed within the said thirty days, the same, together with all articles of personal property contained therein or on the premises shall revert to, and become and be the property of, the Landlord as liquidated damages for breach of this lease.

IN WITNESS WHEREOF the said parties have hereunto set their hands

and seals the day and year in this instrument first above written.

Signed, sealed and delivered  
in the presence of

BOARD OF NATIONAL MISSIONS OF THE  
PRESBYTERIAN CHURCH IN THE UNITED  
STATES OF AMERICA

A. D. Mc Murray

By

D. Olan Lerke

Treasurer

Landlord

Rev. Kenneth L. Loy  
~~Mrs. Jennie W. Warren~~

Mrs. Jennie W. Warren

Tenant

*1177*

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BOARD OF NATIONAL MISSIONS OF THE  
PRESBYTERIAN CHURCH IN THE UNITED  
STATES OF AMERICA

Landlord

to

MRS. JENNY WARREN

Tenant

---

L E A S E

---

Dated *Nov 23,* 1949

Expires - Dec. 31, 1951

N A T I V E ' S   L E A S E

THIS INDENTURE, made the 7th day of November, 1951, between the BOARD OF NATIONAL MISSIONS OF THE PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA, a New York corporation, duly authorized to conduct and carry on its work in the Territory of Alaska, Landlord, and MRS. JENNY<sup>ne</sup> WARREN, of the Town of Haines, Territory of Alaska, Tenant, WITNESSETH:

The Landlord, in consideration of One (\$1.00) Dollar, receipt of which is hereby acknowledged, and more particularly in consideration of the covenants hereinafter reserved and contained, has granted, demised and farm-let, and by these presents does grant, demise and farm-let unto the said Tenant the following described property:

ALL that plot or parcel of land, situate, lying and being in the Town of Haines, Territory of Alaska, known as Lots Nos. 3 and 4 in Block 4, as shown on map entitled "Map showing location of Improvements in U. S. Survey No. 735, Presbyterian Mission Reserve" by W. Muncaster, dated March, 1948, being lots of land fronting 75 feet on the southerly side of Main Street and being 140 feet in depth. Less the northerly 10.95 feet thereof, previously conveyed to the Town of Haines, a municipal corporation, by deed from Landlord dated Nov. 7, 1949.

TO HAVE AND TO HOLD said lots, pieces or parcels of land unto the said Tenant from the first day of January, 1952 to and including the thirty-first day of December, 1953 and in consideration whereof the Tenant does hereby COVENANT AND AGREE to and with the said Landlord, as follows:

- (1) That she the said Tenant, at her sole cost and expense, shall and will during the period of this lease keep in good repair and maintain or cause to be maintained or repaired on the said premises hereby leased, the house or houses, building and/or structures now or hereafter erected on said premises and any additions thereto;
- (2) That the Tenant shall and will keep the entire premises clean and in a sanitary condition, subject to inspection at least once each month or oftener by an authorized agent of the Landlord, the frequency of such inspection to be within the discretion of said agent;
- (3) That the Tenant will not erect or construct any additions to the buildings or structures now upon said premises, nor will she erect or construct any additional buildings or structures, without prior written consent of the Landlord;
- (4) That the Tenant shall and will, at her own proper costs and charges, bear, pay and discharge all water rents, road taxes

and all street or sidewalk and such duties, taxes, assessments and payments that shall during the term hereby granted be imposed or grow due or payable out of or for said demised premises by virtue of any present or future law of the United States of America, the Territory of Alaska, the Commissioner's Precinct, the Town of Haines or otherwise;

- (5) The Tenant shall not, nor will she at any time hereafter during the term hereby granted, lease, let or demise either all or any part of said premises, nor assign, transfer, nor make over the same, nor any of her term, time or right therein, to any person or persons whomsoever, nor take into any house now standing upon said premises, or to be hereafter erected thereon, any person, or at all, nor upon said premises during said term, nor permit or allow to be taken into such house or upon said premises, a family other than her own immediate household, without the written consent of the Landlord given by or through its agent, the Missionary in charge of said Haines Mission, or other authorized representative of said Board for that purpose first had and obtained; anything herein contained to the contrary notwithstanding; and
- (6) The Tenant shall not nor will she at any time during the term hereof permit nor allow any gambling devices to be placed upon said premises hereby leased, or permit or allow gambling of any kind or character to be carried on thereon or therein, nor will she permit or allow intoxicating liquor or beverages of any kind to be taken upon or into said premises or to be used or to be sold, given away or disposed of, consumed with or without price thereon; nor will she permit or allow the said property or any part thereof to be used for any immoral purposes or for any purpose calculated to bring discredit upon or injury to the work of said Landlord, nor to impair the value of the surrounding property.

AND IT IS FURTHER MUTUALLY UNDERSTOOD AND AGREED by and between the parties hereto that the Tenant will surrender and deliver up to the Landlord the possession of said premises without fraud or delay at the termination of this lease, either by expiration of the period hereof or because of a breach of any of the covenants and agreements herein contained, except that the Tenant shall have the right, for thirty days after such termination to enter upon said premises for the sole purpose of removing, within said thirty days and at her own proper cost and expense, all houses, buildings or structures from the premises hereby leased, and if the same shall not be removed within the said thirty days, the same, together with all articles of personal prop-

erty contained therein or on the premises shall revert to, and become and be the property of, the Landlord as liquidated damages for breach of this lease.

IN WITNESS WHEREOF the said parties have hereunto set their hands and seals the day and year in this instrument first above written.

Signed, sealed and delivered  
in the presence of

Mary S. Cheeney

BOARD OF NATIONAL MISSIONS OF THE  
PRESBYTERIAN CHURCH IN THE UNITED  
STATES OF AMERICA

By

D. Allan Lente

Treasurer

Landlord

X Mrs Jennie Warren

Tenant

196  
2-15-1

BOARD OF NATIONAL MISSIONS OF THE  
PRESBYTERIAN CHURCH IN THE UNITED  
STATES OF AMERICA

Landlord

to

*Jenny Warren*  
MRS. JENNY WARREN

Tenant

LEASE

Dated: Nov. 7, 1951

Expires: Dec. 31, 1953

*Expired*

N A T I V E ' S L E A S E

THIS INDENTURE, made the 14<sup>th</sup> day of April 1949, between the BOARD OF NATIONAL MISSIONS OF THE PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA, a New York corporation, duly authorized to conduct and carry on its work in the Territory of Alaska, Landlord, and DAVID HOTCH, of the Town of Haines, Territory of Alaska, Tenant, WITNESSETH:

The Landlord, in consideration of One (\$1.00) Dollar, receipt of which is hereby acknowledged, and more particularly in consideration of the covenants hereinafter reserved and contained, has granted, demised and farm-let, and by these presents does grant, demise and farm-let unto the said Tenant the following described property:

ALL that plot or parcel of land, situate, lying and being in the Town of Haines, Territory of Alaska, known as Lot No. 7 in Block 2, as shown on map entitled "Map showing location of Improvements in U. S. Survey No. 735, Presbyterian Mission Reserve" by W. Muncaster, dated March, 1948, being a lot of land fronting 40 feet on the southerly side of Main Street and being 140 feet in depth.

TO HAVE AND TO HOLD said lot, piece or parcel of land unto the said Tenant from the first day of May, 1949 to and including the thirtieth day of April, 1950, and in consideration whereof -

The Tenant does hereby covenant and agree to and with the said Landlord, as follows:

- (1) That he the said Tenant, at his sole cost and expense, shall and will during the period of this lease keep in good repair and maintain or cause to be maintained or repaired on the said premises hereby leased, the house or houses, building and/or structures now or hereafter erected on said premises, and any additions thereto;
- (2) That the Tenant shall and will keep the entire premises clean and in a sanitary condition, subject to inspection at least once each month or oftener by an authorized agent of the Landlord, the frequency of such inspection to be within the discretion of said agent;
- (3) That the Tenant will not erect or construct any additions to the buildings or structures now upon said premises, nor will he erect or construct any additional buildings or structures, without prior written consent of the Landlord;
- (4) That the Tenant shall and will, at his own proper costs and charges, bear, pay and discharge all water rents, road taxes

and all street or sidewalk and such duties, taxes, assessments and payments that shall during the term hereby granted be imposed or grow due or payable out of or for said demised premises by virtue of any present or future law of the United States of America, the Territory of Alaska, the Commissioner's Precinct, the Town of Haines or otherwise;

- (5) The Tenant shall not, nor will he at any time hereafter during the term hereby granted, lease, let or demise either all or any part of said premises, nor assign, transfer, nor make over the same, nor any of his term, time or right therein, to any person or persons whomsoever, nor take into any house now standing upon said premises, or to be hereafter erected thereon, any person, or at all, nor upon said premises during said term, nor permit or allow to be taken into such house or upon said premises, a family other than his own immediate household, without the written consent of the Landlord given by or through its agent, the Missionary in charge of said Haines Mission, or other authorized representative of said Board for that purpose first had and obtained; anything herein contained to the contrary notwithstanding; and
- (6) The Tenant shall not nor will he at any time during the term hereof permit nor allow any gambling devices to be placed upon said premises hereby leased, or permit or allow gambling of any kind or character to be carried on thereon or therein, nor will he permit or allow intoxicating liquor or beverages of any kind to be taken upon or into said premises or to be used or to be sold, given away or disposed of, consumed with or without price thereon; nor will he permit or allow the said property or any part thereof to be used for any immoral purposes or for any purpose calculated to bring discredit upon or injury to the work of said Landlord, nor to impair the value of the surrounding property.

AND IT IS FURTHER MUTUALLY UNDERSTOOD AND AGREED by and between the parties hereto that the Tenant will surrender and deliver up to the Landlord the possession of said premises without fraud or delay at the termination of this lease, either by expiration of the period hereof or because of a breach of any of the covenants and agreements herein contained, except that the Tenant shall have the right, for thirty days after such termination, to enter upon said premises for the sole purpose of removing, within said thirty days and at his own proper cost and expense, all houses, buildings or structures from the premises hereby leased, and if the same shall not be removed within the said thirty days, the same, together with all articles of personal property contained therein or on the premises shall revert to, and become and be the property of, the Landlord as liquidated damages for breach of this lease.

IN WITNESS WHEREOF the said parties have hereunto set their hands

and seals the day and year in this instrument first above written.

Signed, sealed and delivered  
in the presence of

BOARD OF NATIONAL MISSIONS OF THE  
PRESBYTERIAN CHURCH IN THE UNITED  
STATES OF AMERICA

*John M. Reinmiller*  
*for Landlord*  
*A. J. Wamaker*

By *D. Allan Lake*  
Treasurer  
Landlord

*David K. Hotch*  
Tenant

#197 *Native Son*  
*Hotch*

---

BOARD OF NATIONAL MISSIONS OF THE  
PRESBYTERIAN CHURCH IN THE UNITED  
STATES OF AMERICA

Landlord

to

DAVID HOTCH  
Tenant

---

L E A S E

---

Dated

1949

*8/11/49*

LUCIEN H. TRIBUS  
COUNSELLOR AT LAW  
156 FIFTH AVENUE  
NEW YORK 10, N. Y.

## NATIVE'S LEASE

THIS INDENTURE, made the 23rd day of November 1949, between the BOARD OF NATIONAL MISSIONS OF THE PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA, a New York corporation, duly authorized to conduct and carry on its work in the Territory of Alaska, Landlord, and ELI PHILLIPS, of the Town of Haines, Territory of Alaska, Tenant, WITNESSETH:

The Landlord, in consideration of One (\$1.00) Dollar, receipt of which is hereby acknowledged, and more particularly in consideration of the covenants hereinafter reserved and contained, has granted, demised and farm-let, and by these presents does grant, demise and farm-let unto the said Tenant the following described property:

ALL that plot or parcel of land, situate, lying and being in the Town of Haines, Territory of Alaska, known as Lots Nos. 1 and 2, in Block 4, as shown on map entitled "Map showing location of Improvements in U. S. Survey No. 735, Presbyterian Mission Reserve" by W. Muncaster, dated March, 1948, being lots of land fronting 61' on the southerly side of Main Street and being 140' feet in depth. Less the northerly 10.95 feet thereof, previously conveyed to the Town of Haines, a municipal corporation, by deed from Landlord dated Nov. 7, 1949.

TO HAVE AND TO HOLD said lots, pieces or parcels of land unto the said Tenant from the first day of January, 1942 to and including the thirty-first day of December, 1951, and in consideration whereof the Tenant does hereby COVENANT AND AGREE to and with the said Landlord, as follows:

- (1) That he the said Tenant, at his sole cost and expense, shall and will during the period of this lease keep in good repair and maintain or cause to be maintained or repaired on the said premises hereby leased, the house or houses, building and/or structures now or hereafter erected on said premises, and any additions thereto;
- (2) That the Tenant shall and will keep the entire premises clean and in a sanitary condition, subject to inspection at least once each month or oftener by an authorized agent of the Landlord, the frequency of such inspection to be within the discretion of said agent;
- (3) That the Tenant will not erect or construct any additions to the buildings or structures now upon said premises, nor will he erect or construct any additional buildings or structures, without prior written consent of the Landlord;
- (4) That the Tenant shall and will, at his own proper costs and charges, bear, pay and discharge all water rents, road taxes

and all street or sidewalk and such duties, taxes, assessments and payments that shall during the term hereby granted be imposed or grow due or payable out of or for said demised premises by virtue of any present or future law of the United States of America, the Territory of Alaska, the Commissioner's Precinct, the Town of Haines or otherwise;

- (5) The Tenant shall not, nor will he at any time hereafter during the term hereby granted, lease, let or demise either all or any part of said premises, nor assign, transfer, nor make over the same, nor any of his term, time or right therein, to any person or persons whomsoever, nor take into any house now standing upon said premises, or to be hereafter erected thereon, any person, or at all, nor upon said premises during said term, nor permit or allow to be taken into such house or upon said premises, a family other than his own immediate household, without the written consent of the Landlord given by or through its agent, the Missionary in charge of said Haines Mission, or other authorized representative of said Board for that purpose first had and obtained; anything herein contained to the contrary notwithstanding; and
- (6) The Tenant shall not nor will he at any time during the term hereof permit nor allow any gambling devices to be placed upon said premises hereby leased, or permit or allow gambling of any kind or character to be carried on thereon or therein, nor will he permit or allow intoxicating liquor or beverages of any kind to be taken upon or into said premises or to be used or to be sold, given away or disposed of, consumed with or without price thereon; nor will he permit or allow the said property or any part thereof to be used for any immoral purposes or for any purpose calculated to bring discredit upon or injury to the work of said Landlord, nor to impair the value of the surrounding property.

AND IT IS FURTHER MUTUALLY UNDERSTOOD AND AGREED by and between the parties hereto that the Tenant will surrender and deliver up to the Landlord the possession of said premises without fraud or delay at the termination of this lease, either by expiration of the period hereof or because of a breach of any of the covenants and agreements herein contained, except that the Tenant shall have the right, for thirty days after such termination, to enter upon said premises for the sole purpose of removing, within said thirty days and at his own proper cost and expense, all houses, buildings or structures from the premises hereby leased, and if the same shall not be removed within the said thirty days, the same, together with all articles of personal property contained therein or on the premises shall revert to, and become and be the property of, the Landlord as liquidated damages for breach of this lease.

IN WITNESS WHEREOF the said parties have hereunto set their hands

and seals the day and year in this instrument first above written.

Signed, sealed and delivered  
in the presence of

BOARD OF NATIONAL MISSIONS OF THE  
PRESBYTERIAN CHURCH IN THE UNITED  
STATES OF AMERICA

A.W. Murray

By D. Allan Locke  
Treasurer

Thomas Williams  
S.

Landlord  
Paul E. Phillips  
Tenant

# 179

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BOARD OF NATIONAL MISSIONS OF THE  
PRESBYTERIAN CHURCH IN THE UNITED  
STATES OF AMERICA

Landlord

to

ELI PHILLIPS

Tenant

---

L E A S E

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Dated    Nov. 23                      1949

Expires Dec. 31,                      1951

N A T I V E ' S   L E A S E

THIS INDENTURE, made the 8<sup>th</sup> day of April, 1952, between the BOARD OF NATIONAL MISSIONS OF THE PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA, a New York corporation, duly authorized to conduct and carry on its work in the Territory of Alaska, Landlord, and ELI PHILLIPS, of the Town of Haines, Territory of Alaska, Tenant, WITNESSETH:

The Landlord, in consideration of One Dollar (\$1.00), receipt of which is hereby acknowledged, and more particularly in consideration of the covenants hereinafter reserved and contained, has granted, demised and farm-let, and by these presents does grant, demise and farm-let unto the said Tenant the following described property:

ALL that plot or parcel of land, situate, lying and being in the Town of Haines, Territory of Alaska, known as Lots Nos. 1 and 2, in Block 4, as shown on map entitled "Map showing location of Improvements in U.S. Survey No. 735, Presbyterian Mission Reserve" by W. Muncaster, dated March 1948, being lots of land fronting 61' on the southerly side of Main Street and being 140' in depth. Less the northerly 10.95 feet thereof, previously conveyed to the Town of Haines, a municipal corporation, by deed from Landlord dated Nov. 7, 1949.

TO HAVE AND TO HOLD said lots, pieces or parcels of land unto the said Tenant from the first day of January, 1952 to and including the thirty-first day of December, 1954, and in consideration whereof the Tenant does hereby COVENANT AND AGREE to and with the said Landlord, as follows:

- (1) That he, the said Tenant, at his sole cost and expense, shall and will during the period of this lease keep in good repair and maintain or cause to be maintained or repaired on the said premises hereby leased, the house, or houses, building and/or structures now or hereafter erected on said premises, and any additions thereto;
- (2) That the Tenant shall and will keep the entire premises clean and in a sanitary condition, subject to inspection at least once each month or oftener by an authorized agent of the Landlord, the frequency of such inspection to be within the discretion of said agent;
- (3) That the Tenant will not erect or construct any additions to the buildings or structures now upon said premises, nor will he erect or construct any additional buildings or structures, without prior written consent of the Landlord;
- (4) That the Tenant shall and will, at his own proper cost and charges, bear, pay and discharge all water rents, road taxes, and all street or sidewalk and such duties, taxes, assessments and payments that shall during the term hereby granted be imposed or grow due or payable out of or for

said demised premises by virtue of any present or future law of the United States of America, the Territory of Alaska, the Commissioner's Precinct, the Town of Haines, or otherwise;

- (5) The Tenant shall not, nor will he at any time hereafter during the term hereby granted, lease, let or demise either all or any part of said premises, nor assign, transfer, nor make over the same, nor any of his term, time or right therein, to any person or persons whomsoever, nor take into any house now standing upon said premises, or to be hereafter erected thereon, any person, or at all, nor upon said premises during said term, nor permit or allow to be taken into such house or upon said premises, a family other than his own immediate household, without the written consent of the Landlord given by or through its agent, the Missionary in charge of said Haines Mission, or other authorized representative of said Board for that purpose first had and obtained; anything herein contained to the contrary notwithstanding; and
- (6) The Tenant shall not nor will he at any time during the term hereof permit or allow any gambling devices to be placed upon said premises hereby leased, or permit or allow gambling of any kind or character to be carried on thereon or therein, nor will he permit or allow intoxicating liquor or beverages of any kind to be taken upon or into said premises or to be used or to be sold, given away or disposed of, consumed with or without price thereon; nor will he permit or allow the said property or any part thereof to be used for any immoral purposes or for any purpose calculated to bring discredit upon or injury to the work of said Landlord, nor to impair the value of the surrounding property.

AND IT IS FURTHER MUTUALLY UNDERSTOOD AND AGREED by and between the parties hereto that the Tenant will surrender and deliver up to the Landlord the possession of said premises without fraud or delay at the termination of this lease, either by expiration of the period hereof or because of a breach of any of the covenants and agreements herein contained, except that the Tenant shall have the right, for thirty days after such termination, to enter upon said premises for the sole purpose of removing, within said thirty days and at his own proper cost and expense, all houses, buildings or structures from the premises hereby leased, and if the same shall not be removed within the said thirty days, the same, together with all articles of personal property contained therein or on the premises shall revert to, and become and be the property of, the Landlord as liquidated damages for breach of this lease.

IN WITNESS WHEREOF the said parties have hereunto set their hands

and seals the day and year in this instrument first above written.

Signed, sealed and delivered  
in the presence of

*Mary S. Chesnut*

BOARD OF NATIONAL MISSIONS OF THE  
PRESBYTERIAN CHURCH IN THE UNITED  
STATES OF AMERICA

By *D. Allen Lake*  
Treasurer

Landlord

*Paul Eli Phillips*

Tenant

*Expired*  
BOARD OF NATIONAL MISSIONS OF THE  
PRESBYTERIAN CHURCH IN THE UNITED  
STATES OF AMERICA

Landlord

- to -

ELI PHILLIPS

Tenant

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LEASE

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Dated: *April 8, 1952*

Expiration date: *Dec. 31, 1954.*



*New Lease 1/1/55 -*

*12/31/55*

N A T I V E ' S   L E A S E

THIS INDENTURE, made the 22 day of August, 1955, between the BOARD OF NATIONAL MISSIONS OF THE PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA, a New York corporation, duly authorized to conduct and carry on its work in the Territory of Alaska, Landlord, and ELI PHILLIPS, of the Town of Haines, Territory of Alaska, Tenant, WITNESSETH:

The Landlord, in consideration of One (\$1.00) Dollar, receipt of which is hereby acknowledged, and more particularly in consideration of the covenants hereinafter reserved and contained, has granted, demised and farm-let, and by these presents does grant, demise and farm-let unto the said Tenant the following described property:

ALL that plot or parcel of land, situate, lying and being in the Town of Haines, Territory of Alaska, known as Lots Nos. 1 and 2, in Block 4, as shown on map entitled "Map showing location of Improvements in U.S. Survey No. 735, Presbyterian Mission Reserve" by W. Muncaster, dated March, 1948, being lots of land fronting 61 feet on the southerly side of Main Street and being 140 feet in depth. Less the northerly 10.95 feet thereof, previously conveyed to the Town of Haines, a municipal corporation, by deed from Landlord dated Nov. 7, 1949.

TO HAVE AND TO HOLD said lots, pieces or parcels of land unto the said Tenant from the first day of Jan., 1955, to and including the thirty-first day of Dec., 1955, and in consideration whereof the Tenant does hereby COVENANT AND AGREE to and with the said Landlord, as follows:

- (1) That he the said Tenant, at his sole cost and expense, shall and will during the period of this lease keep in good repair and maintain or cause to be maintained or repaired on the said premises hereby leased, the house or houses, building and/or structures now or hereafter erected on said premises, and any additions thereto;
- (2) That the Tenant shall and will keep the entire premises clean and in a sanitary condition, subject to inspection at least once each month or oftener by an authorized agent of the Landlord, the frequency of such inspection to be within the discretion of said agent;
- (3) That the Tenant will not erect or construct any additions to the buildings or structures now upon said premises, nor will he erect or construct any additional buildings or structures, without prior consent of the Landlord;
- (4) That the Tenant shall and will, at his own proper costs and charges, bear, pay and discharge all water rents, road taxes and all street or sidewalk and such duties, taxes, assessments

and payments that shall during the term hereby granted be imposed or grow due or payable out of or for said demised premises by virtue of any present or future law of the United States of America, the Territory of Alaska, the Commissioner's Precinct, the Town of Haines or otherwise;

- (5) The Tenant shall not, nor will he at any time hereafter during the term hereby granted, lease, let or demise either all or any part of said premises, nor assign, transfer, nor make over the same, nor any of his term, time or right therein, to any person or persons whomsoever, nor take into any house now standing upon said premises, or to be hereafter erected thereon, any person, or at all, nor upon said premises during said term, nor permit or allow to be taken into such house or upon said premises, a family other than his own immediate household, without the written consent of the Landlord given by or through its agent, the Missionary in charge of said Haines Mission, or other authorized representative of said Board for that purpose first had and obtained; anything herein contained to the contrary notwithstanding; and
- (6) The Tenant shall not nor will he at any time during the term hereof permit or allow any gambling devices to be placed upon said premises hereby leased, or permit or allow gambling of any kind or character to be carried on thereon or therein, nor will he permit or allow intoxicating liquor or beverages of any kind to be taken upon or into said premises or to be used or to be sold, given away or disposed of, consumed with or without price thereon; nor will he permit or allow the said property or any part thereof to be used for any immoral purposes or for any purpose calculated to bring discredit upon or injury to the work of said Landlord, nor to impair the value of the surrounding property.

AND IT IS FURTHER MUTUALLY UNDERSTOOD AND AGREED by and between the parties hereto that the Tenant will surrender and deliver up to the Landlord the possession of said premises without fraud or delay at the termination of this lease, either by expiration of the period hereof or because of a breach of any of the covenants and agreements herein contained, except that the Tenant shall have the right, for thirty days after such termination, to enter upon said premises for the sole purpose of removing, within said thirty days and at his own proper cost and expense, all houses, buildings or structures from the premises hereby leased, and if the same shall not be removed within the said thirty days, the same, together with all articles of personal property contained therein or on the premises, shall revert to and become and be the property of the Landlord as liquidated damages for breach of this lease.

~~IN WITNESS WHEREOF the said parties have hereunto set their hands~~

This lease shall become null and void in the event of the total or partial destruction of the premises by fire, there being no responsibility on

the part of the Landlord to repair or rebuild.

IN WITNESS WHEREOF the said parties have hereunto set their hands and seals the day and year in this instrument first above written.

Signed, sealed and delivered  
in the presence of

BOARD OF NATIONAL MISSIONS OF THE  
PRESBYTERIAN CHURCH IN THE UNITED  
STATES OF AMERICA

*L. W. H.*  
Lionel B. Love

By D. Allan Locke  
D. Allan Locke, Treasurer

Landlord

Eli Phillips  
ELI PHILLIPS,

Tenant

LEASE

BOARD OF NATIONAL MISSIONS OF THE  
PRESBYTERIAN CHURCH IN THE UNITED  
STATES OF AMERICA,  
Landlord

- and -

ELI PHILLIPS,  
Tenant

Dated: August 22, 1955

Term: January 1, 1955 to  
December 31, 1955

N A T I V E ' S   L E A S E

THIS INDENTURE, made the 22 day of August, 1955, between the BOARD OF NATIONAL MISSIONS OF THE PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA, a New York corporation, duly authorized to conduct and carry on its work in the Territory of Alaska, Landlord, and MRS. JENNIE WARREN, of the Town of Haines, Territory of Alaska, Tenant, WITNESSETH:

The Landlord, in consideration of One (\$1.00) Dollar, receipt of which is hereby acknowledged, and more particularly in consideration of the covenants hereinafter reserved and contained, has granted, demised and farm-let, and by these presents does grant, demise and farm-let unto the said Tenant the following described property:

ALL that plot or parcel of land, situate, lying and being in the Town of Haines, Territory of Alaska, known as Lots Nos. 3 and 4 in Block 4, as shown on map entitled "Map showing location of Improvements in U.S. Survey No. 735, Presbyterian Mission Reserve" by W. Muncaster, dated March, 1948, being lots of land fronting 75 feet on the southerly side of Main Street and being 140 feet in depth. Less the northerly 10.95 feet thereof, previously conveyed to the Town of Haines, a municipal corporation, by deed from Landlord dated Nov. 7, 1949.

TO HAVE AND TO HOLD said lots, pieces or parcels of land unto the said Tenant from the first day of ~~January~~, 1955, to and including the ~~thirty-first~~ day of Dec., 1955, and in consideration whereof the Tenant does hereby COVENANT AND AGREE to and with the said Landlord, as follows:

- (1) That she, the said Tenant, at her sole cost and expense shall and will during the period of this lease keep in good repair and maintain or cause to be maintained or repaired on the said premises hereby leased, the house or houses, building and/or structures now or hereafter erected on said premises and any additions thereto;
- (2) That the Tenant shall and will keep the entire premises clean and in a sanitary condition, subject to inspection at least once each month or oftener by an authorized agent of the Landlord, the frequency of such inspection to be within the discretion of said agent;
- (3) That the Tenant will not erect or construct any additions to the buildings or structures now upon said premises, nor will she erect or construct any additional buildings or structures, without prior written consent of the Landlord;
- (4) That the Tenant shall and will, at her own proper costs and charges, bear, pay and discharge all water rents, road taxes and all street or sidewalk and such duties, taxes, assessments and payments that shall during the term hereby granted be imposed or grow due or payable out of or for said demised premises by virtue of any present or future law of the United

States of America, the Territory of Alaska, the Commissioner's Precinct, the Town of Haines, or otherwise;

- (5) The Tenant shall not, nor will she at any time hereafter during the term hereby granted, lease, let or demise either all or any part of said premises, nor assign, transfer, nor make over the same, nor any of her term, time or right therein, to any person or persons whomsoever, nor take into any house now standing upon said premises, or to be hereafter erected thereon, any person, or at all, nor upon said premises during said term, nor permit or allow to be taken into such house or upon said premises, a family other than her own immediate household, without the written consent of the Landlord given by or through its agent, the Missionary in charge of said Haines Mission, or other authorized representative of said Board for that purpose first had and obtained; anything herein contained to the contrary notwithstanding; and
- (6) The Tenant shall not nor will she at any time during the term hereof permit or allow any gambling devices to be placed upon said premises hereby leased, or permit or allow gambling of any kind or character to be carried on thereon or therein, nor will she permit or allow intoxicating liquor or beverages of any kind to be taken upon or into said premises or to be used or to be sold, given away or disposed of, consumed with or without price thereon; nor will she permit or allow the said property or any part thereof to be used for any immoral purposes or for any purpose calculated to bring discredit upon or injury to the work of said Landlord, nor to impair the value of the surrounding property.

AND IT IS FURTHER MUTUALLY UNDERSTOOD AND AGREED by and between the parties hereto that the Tenant will surrender and deliver up to the Landlord the possession of said premises without fraud or delay at the termination of this lease, either by expiration of the period hereof or because of a breach of any of the covenants and agreements herein contained, except that the Tenant shall have the right, for thirty days after such termination to enter upon said premises for the sole purpose of removing, within said thirty days and at her own proper cost and expense, all houses, buildings or structures from the premises hereby leased, and if the same shall not be removed within the said thirty days, the same, together with all articles of personal property contained therein or on the premises, shall revert to and become and be the property of the Landlord as liquidated damages for breach of this lease.

XX

This lease shall become null and void in the event of the total or partial destruction of the premises by fire, there being no responsibility on the part of the Landlord to repair or rebuild.

IN WITNESS WHEREOF the said parties have hereunto set their hands  
and seals the day and year in this instrument first above written.

Signed, sealed and delivered  
in the presence of

BOARD OF NATIONAL MISSIONS OF THE  
PRESBYTERIAN CHURCH IN THE UNITED  
STATES OF AMERICA

WTS Leonard B. Doremus

By D. Allan Locke  
D. Allan Locke, Treasurer

Landlord

Mrs. Jennie Warren  
(Mrs.) JENNIE WARREN

Tenant

#25

nm-179-1

LEASE

BOARD OF NATIONAL MISSIONS OF THE  
PRESBYTERIAN CHURCH IN THE UNITED  
STATES OF AMERICA,

Landlord

- and -

MRS. JENNIE WARREN,

Tenant

Dated: August 22, 1955

Term: 1/1/55 to 12/31/55

New lease dated  
Dec. 5, 1955

